

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 78105



Your Bridge to a Better Community

BLDG ADDRESS 935 N. 1st St SQ. FT. OF PROPOSED BLDGS/ADDITION 96^{sq} ± 280^{sq} ±
 TAX SCHEDULE NO. 2945-151-14-001 SQ. FT. OF EXISTING BLDGS 490^{sq}
 SUBDIVISION White City Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 586 ±
 FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER Bertrand and Company NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 3 this Construction
 (1) ADDRESS 798 25th RD. GJ. USE OF EXISTING BUILDINGS Business
 (1) TELEPHONE 242-5678 DESCRIPTION OF WORK & INTENDED USE 2 Storage Sheds
 (2) APPLICANT Rob Loewen TYPE OF HOME PROPOSED:
 (2) ADDRESS 935 N. 1st St. _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 250-9715 Other (please specify) Portable storage

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway, location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Maximum coverage of lot by structures N/A
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater
 Side 0' from PL, Rear 10' from PL Parking Req't _____
 Maximum Height 40 Special Conditions _____
 CENSUS 3 TRAFFIC 35 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12-19-00
 Department Approval [Signature] Date 12/19/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>37011</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/19/00</u>

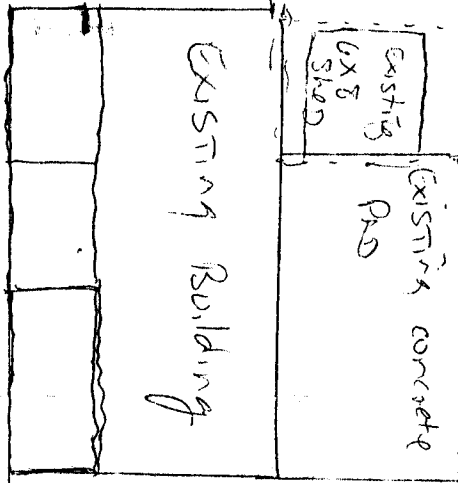
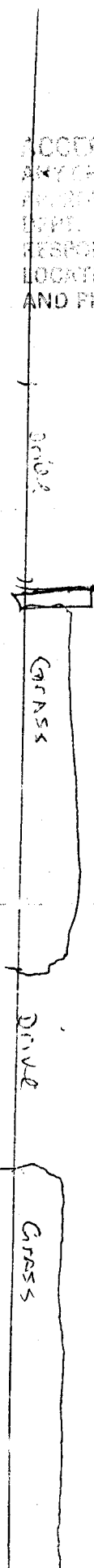
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Y/Heidi Dragon 12/19/2014

Existing 6' fence

1ST Street



Existing 6' x 8' Shed to be removed

70' to property line